FRENCHTOWN CHARTER TOWNSHIP PLANNING COMMISSION MEETING OCTOBER 20, 2022



The meeting was held both in person and via Zoom and was called to order at 7:01 P.M.

Roll call:

Paul Thoma

Dennis Staelgraeve

Hillary Venier

Don Abrams

Chris Collins

Brian Dotson

Fred Calkins

Absent:

Also present:

Mark Mathe, Mannik & Smith Group, Township Engineer Lucie Fortin, Mannik & Smith Group, Township Planner Cindy Allor, acting Planning Commission Recording Secretary Gary Dahl, Frenchtown Township Building Official Dave Uhl, Frenchtown Economic Dev Director Kyle Bryant, Frenchtown Township Clerk Gary Klemz, Frenchtown Township Board Trustee James Jacobs, Architect representing Frenchtown Township

3 interested citizens

0 interested citizens via ZOOM

A quorum being present, Chairman Paul Thoma called the meeting to order at 7:01 P.M. This meeting was held under the Open Meetings Act.

All those present were invited by Chairperson Thoma to rise and recite the Pledge of Allegiance.

Item No. 1 Agenda Approval.

Motion

Moved By: Chris Collins

Supported By: Don Abrams

MUC

A motion was made to approve the agenda.

Item No. 2 Minutes September 15, 2022, Meeting.

Motion

Moved By: Hillary Venier

Supported By: Dennis Staelgraeve

MUC

A motion was made to approve the minutes for the September 15, 2022, Planning Commission meeting as presented.

Call for public comment other than agenda items announced by Chairman Thoma. No public comments made at this time.

<u>Motion</u>

Moved By: Hillary Venier

Supported By: Dennis Staelgraeve

MUC

A motion was made to place on file the following correspondence:

- Rezoning application
- Affidavit of mailing to 55 residents
- Submittal documents
- Planner report October 10, 2022

Item No.3 REZONING REQUEST regarding Parcels # 07-476-006-00 and # 07-476-008-00 located on N. Dixie Hwy.

Chairman Thoma informed the Board and meeting participants that the Planner's report was prepared by Mr. Mario Ortega from McKenna and Associates to avoid a conflict of interest with current Planner being involved with the project at hand. Ms. Fortin presented the report.

Chairman Thoma pointed out on Page 3 of the report Mr. Ortega noted that the rezoning request at hand falls in line with the Master Plan for the Township.

Mr. Mathe gave a verbal Engineers report. He stated the property indicated can support PS zoning use.

Mr. Jim Jacobs presented the request on behalf of Frenchtown Charter Township. The Board members had no questions for Mr. Jacobs.

<u>Motion</u>

Moved By: Fred Calkins

Supported By: Brian Dotson

MUC

A motion was made to open public hearing for comments.

Resident Joseph Carrizales spoke in favor of the rezoning and expressed the proposed Municipal Building would be an asset to the Township residents.

Mr. Aldrich who owns property adjacent to the proposed project was present and interested in preliminary site plans. Mr. Jacobs stated that following the meeting interested residents may look at rough preliminary plans.

Mr. Jacobs stated the initial development plans include a civic center, as well as police presence.

Motion

Moved By: Don Abrams

Supported By: Dennis Staelgraeve

MUC

A motion was made to close the public hearing.

Motion

Moved By: Hillary Venier

Supported By: Dennis Staelgraeve

A motion was made to recommend the Township Board grant approval of the Rezoning based upon findings outlined in Planner's report.

Roll Call: Thoma-Y Staelgraeve-Y Abrams-Y Venier-Y Dotson-Y Collins-Y-Calkins-Y

7-YES votes 0-NO votes

MUC

Item No. 4 Old Business.

None to report

Item No. 5 New Business.

Dave Uhl introduced himself to the Commission and meeting participants. He expressed that he is very excited to be part of Frenchtown Township and is eager to see the future development.

Item No. 6 Administrative Reviews Update.

- ZBA Report, none to report
- Planning Commission report from Paul Thoma, Planning Commission Chair. A
 rezoning request for November has been submitted by John Vitale regarding
 a parcel by Shamrock Village.

Item No. 7 Adjournment.

Motion

Moved By: Don Abrams

Supported By: Fred Calkins

MUC

A motion was made to adjourn the meeting 7:48 P.M.